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**Chairperson:**  
David Shomar

**Members:**  
Valerie Beecher  
Richard Rossetti  
Judy Salamone  
Erin Reynolds  
Don Western  
Kristen Zarella

**Alternate Members:**  
Eric Neubauer

**Minutes  
Planning Board  
May 11, 2026  
6:30 PM**

The Town of Manlius Planning Board held a hybrid meeting with in-person attendees and virtual attendees. The meeting was live streamed on the Town Website, Town Facebook page and the Town YouTube Channel. Chairperson Shomar presided, and the following Board members were present:

**Valerie Beecher  
Richard Rossetti  
Judy Salamone  
Erin Reynolds  
Don Western  
Kristen Zarella  
Eric Neubauer**

The following Town Officers were present: Duffy Hartnett, Planning Board Clerk. Joseph Frateschi, Town Attorney and Thomas Poitras, Director of Planning and Development

In-Person Attendees: Ed Keplinger, Cliff Pelton, Pat Gottschall, Arnold Poltenson, Joanne Britton, Phil Britton, Chris Danaher, Gary Slutzky, Bill Osuchrusky, W Mennian, Cathy Kausman.

Virtual Attendees: Warren Linhart

Pledge Of Allegiance

## **Director of Planning and Development**

Director of Planning Tom Poitras discusses upcoming projects such as Ironhorn Enterprises, and a review of the Bowman Rd property. Property update on Dear Dad was brought into compliance on zoning regulations. Working through possible project dismissals in the June Meeting.

Chairman Shomar - Are the two projects - are these requests by the actual applicants?

Director Poitras - Ironhorn was, and the Bowman rd is being brought by my office.

Chairman Shomar - Ironhorn has met all the checklists? As well as Bowman Rd?

Director Poitras - Yes

## **Approval Of Minutes**

### **1. Approval of April 27, 2026 Minutes**

Member Rossetti made a motion, Seconded by Member Reynolds, to Motion to accept the Minutes from the previous Meeting as Amended.

Ayes: Chair Shomar, Member Western, Member Zarella, Member Rossetti, Member Beecher, Member Reynolds, Member Salamone

Nayes: None

Abstain: None

Results: Passed

## **Current Projects**

### **1. Hoag Lane - Recommendation to Town Board - Drainage District**

Chairman Shomar - This is not a public hearing, the Planning Board received a letter from the Town Board that we are about to answer. This is what we are proposing (Chairman Reads Draft Response Letter):

"Resolution of the Town of Manlius Planning Board May 11, 2026

The Planning Board of the Town of Manlius answers the inquiry of the Town Board as follows:

Question 1:

RESOLVED, that the Town Board seeks clarification from the Planning Board as follows:

As part of its Resolution, the Planning Board provided the following:

"The actual formation of the drainage district must be completed and filed prior to any infrastructure work being commenced or building permits being issued on this project."

The Town Board requests that the Planning Board answer the following questions:

(i) whether this statement constitutes a condition of the Subdivision approval?

ANSWER: Because existence of the drainage district was integral to the SEQRA and Subdivision approval, the above referenced sentence was intended to give guidance to the Codes Office. But issuance of building permit or even instruction on same is not a matter within the purview of the Planning Board to dictate as a “condition”, but rather guidance to the applicant and Codes Officer.

Question 2 : If so, whether this condition has been violated to date?

ANSWER: The Planning Board, as a whole, does not have knowledge of “violations” of the above guidance or any conditions of the subdivision approval. The Planning Board does not have jurisdiction over the determination of violations of conditions of Site Plan approval or Building Code.

Question 3: Clarify what is meant by “infrastructure work”.

ANSWER: The Codes Officer is the sole authority to determine interpretations of the Code, the site plan conditions and any guidances given regarding permit issuance.

Likewise, it is in the purview of the Codes Enforcement Officer to issue a stop work order should he re-evaluate his position for any number of reasons, with respect to the work being done at the site.

Question 4: BE IT FURTHER RESOLVED, that the Town Board recommends that the Planning Board consider revising the Planning Board Resolution to amend the contingencies as follows: (i) make the subdivision approval contingent upon the formation of a Home Owners Association to handle any drainage issues (as opposed to the formation of a new drainage district), (ii) remove any condition that the Town accept ownership of any parcel and/or personal property within the Subdivision, and (iii) if the above conditions are not removed, set forth an explanation as to why the Town should form a drainage district as opposed to requiring the implementation of a Home Owners Association.

ANSWER: The Planning Board determination of November 10, 2025 was the result of years long review of this project, complete review of all matters of SEQRA and including significant public input and public hearings. As set forth in final SEQRA and Subdivision determination, “There had been significant discussion and review by this Board and between the applicant, Board and Town Board relative to whether the Lot 17 relating to drainage in and about subdivision would be best served by an HOA or a drainage district. Ultimately, the Town Board has expressed its desire to create a drainage district for this Subdivision at Lot 17. The findings and conditions herein reflect that determination.”

Further it our understanding that the SWPPP that accompanied this project was signed by the Town Supervisor.

The November 10, 2025 determination was a final action by the Planning Board, and no person, party or entity, to the knowledge of this Board, has commenced a timely proceeding to appeal the SEQRA determination or Subdivision Approval. This Board does not have the authority to revisit or revise its final determination. However, the applicant may request a modification of the subdivision decision.

Discussion:

Members Reynolds and Beecher - Agree

2. SAAB Radar Test Facility - New Test Pad - 7031 Schepps Corners Road, East Syracuse, NY 13057 - Site Plan Amendment - Same Address - Zoning Classification - Restricted Agricultural (RA) - Tax Map# 038.-03-18.1

Chairman Shomar - I would like to recuse myself as a former employee, and Member Western will take over as chair.

Ed Keplinger - Speaks about the Saab Project. States all that they are adding 4000 sq ft of impervious surfacing.

Member Western - we approved a project at Saab earlier is this project similar - any comments?

Member Beecher - will there continue to be concrete pads beyond this?

Ed Keplinger - we do not anticipate that.

Member Reynolds - Can you confirm that the pond can take the additional water. And the fill in the wetland buffer, in my opinion additional work in the wetland buffer would be detrimental.

Ed Keplinger - we are getting an additional permit for the wetland buffer.

Member Reynolds - I can tell you tried to keep the fill as tight as possible. It is in the 100 year flood plain.

Ed Keplinger - it is a movable piece of equipment.

Member Reynolds - It does not seem like you are creating something that is a problem.

Member Western - the existing pad will it be similar to the other?

Ed Keplinger - it will be much lower.

Town Attorney Frateschi - before we can take a vote we need to designate this as a lead agency for SEQR purposes. SEQR questionnaire read, all provisions of SEQR all responses are "No".

Motion Erin Reynolds moves to make Manlius lead agency and to designate this as a proposed action, Richard Rossetti Seconds Motion. Motion Passes.

SEQR questionnaire read by JF. All questions answered no.

Motion made by VB to find no significant SEQR issues seconded by RR.

Richard Rossetti Motion to approve site plan 2nd JS motion carries.

**Other Business**

**Adjournment**

Motion made by Member Rosetti to adjourn, 2nd by Member Salamone.

Respectfully Submitted,  
Duffy Hartnett  
Planning Board Clerk